157.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,400 / 664,400
					USE VALUE:	664,400 / 664,400
					ASSESSED:	664,400 / 664,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURLEY JAMES A & FRANCES A TRS
Owner 2:	CURLEY FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	107 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CURLEY JAMES A & FRANCES A -
Owner 2:	-
Street 1:	107 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,147 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1967, having primarily Vinyl Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8147.000	199,300		465,100	664,400
Total Card	0.187	199,300		465,100	664,400
Total Parcel	0.187	199,300		465,100	664,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.83 | /Parcel: 437.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104112
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,300	0	8,147.	465,100	664,400	664,400	Year End Roll	12/18/2019
2019	101	FV	183,900	0	8,147.	465,100	649,000	649,000	Year End Roll	1/3/2019
2018	101	FV	183,900	0	8,147.	392,000	575,900	575,900	Year End Roll	12/20/2017
2017	101	FV	183,900	0	8,147.	358,800	542,700	542,700	Year End Roll	1/3/2017
2016	101	FV	183,900	0	8,147.	305,600	489,500	489,500	Year End	1/4/2016
2015	101	FV	187,600	0	8,147.	265,800	453,400	453,400	Year End Roll	12/11/2014
2014	101	FV	187,600	0	8,147.	245,800	433,400	433,400	Year End Roll	12/16/2013
2013	101	FV	187,600	0	8,147.	233,900	421,500	421,500		12/13/2012

!12253!

PRINT

Date	Time
12/11/20	02:21:25

LAST REV

Date	Time
05/06/20	09:53:35

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12253

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURLEY JAMES A	71975-463	1	12/6/2018	Convenience	1	No	No		
	21341-250		8/1/1991		10	No	No		A

USER DEFINED

Prior Id # 1:	104112
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2009	637	Re-Roof	10,375					
1/3/2005	24	Addition	12,000	C		G6	GR FY06	ADD 3 SEASON ROOM
6/28/1994	318		9,000					20X26 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	163	PATRIOT
9/8/2005	Fieldrev-Chg	BR	B Rossignol
3/3/2000	Inspected	270	PATRIOT
12/16/1999	Mailer Sent		
11/29/1999	Entry Denied	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8147		Sq. Ft.	Site		0	70.	0.82	7									465,089						465,100	

Total AC/HA: 0.18703 | Total SF/SM: 8147 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,089 | Spl Credit | Total: 465,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	68333
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288863
Depreciation:	89547
Depreciated Total:	199315

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

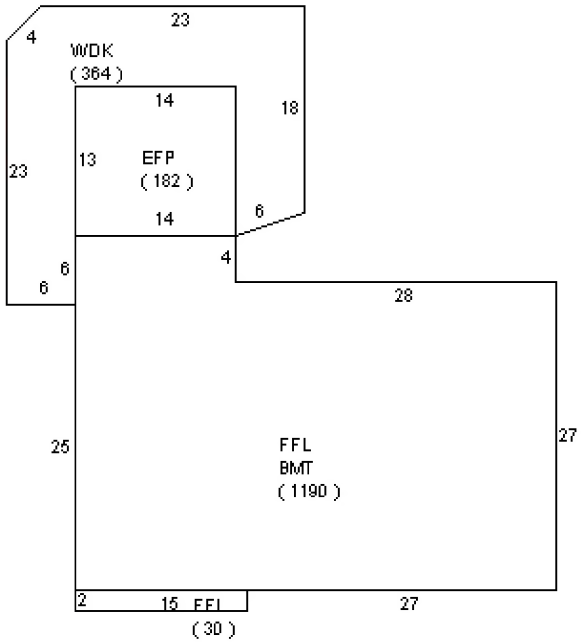
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	67.42
Final Total:	199300	Val/Su SzAd	163.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,220	128.240	156,449
BMT	Basement	1,190	44.720	53,220
WDK	Deck	364	8.750	3,184
EFP	Enclos Porch	182	42.180	7,677

Net Sketched Area:	2,956			Total:	220,530
Size Ad	1220	Gross Are	2956	FinArea	1518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X10	A	AV	1993	0.00	T	20.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	